



WHITBY AVENUE  
URMSTON

OFFER OVER

£320,000

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE  
INDEPENDENT ESTATE AGENTS





# Whitby Avenue, Urmston, M41 9BS

**\*\*GENEROUS GARDEN PLOT\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this **THREE BEDROOM** semi detached family home situated on a small cul-de-sac in the town of Urmston. In brief the downstairs accommodation comprises; welcoming hallway, bay fronted living room, dining room and a fully fitted kitchen. Upstairs there is a shaped landing leading to three well proportioned bedrooms and a good sized four piece bathroom suite. The property is warmed by gas central heating and is uPVC double glazed. To the front of the property there is a pleasant, well maintained lawned garden along with mature beds. Additionally there is a paved driveway providing ample off road parking which leads to the garage. To the side of the property there is a pathway with large lawned garden leading to the rear. The rear, mainly lawned garden is well established and benefits from a paved patio area, mature beds and garden pond. There is genuine potential for this property to be extended owing to the generous size of the lot, subject to obtaining the required planning permissions. Urmston town centre has an excellent range of shops, general services and restaurants. There are excellent local schools









## Ground Floor



## First Floor



## Features

- Three bedrooms
- Semi detached property
- cul-de-sac location
- Scope to extend (STPP)
- Large private gardens
- Gas central heating
- Driveway parking
- Walk into Urmston
- Detached garage
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 25 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? No

Which way does the garden face? South facing rear garden

Tenure - The property is Freehold with a chief rent of £5.00 payable annually

Reasons for sale of property? Downsizing

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



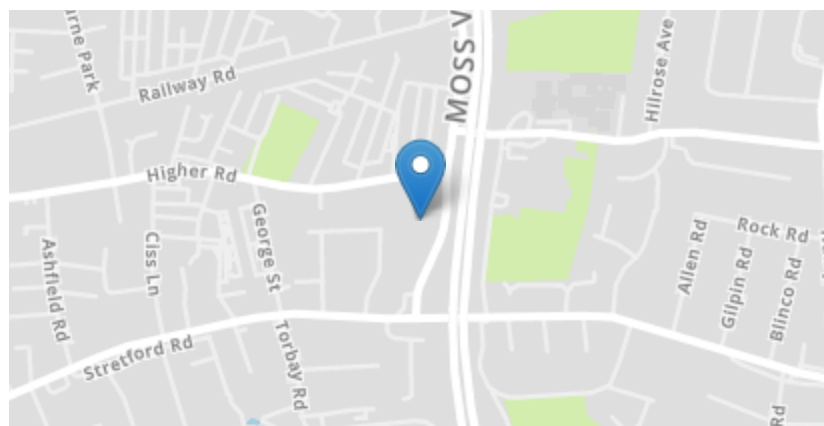
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